120.0	0007	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,413,200 /	1,413,200
USE VALUE:	1,413,200 /	1,413,200
ASSESSED:	1,413,200 /	1,413,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
306		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARUBIN ALEXEY
Owner 2:	KOZLOVA OLGA
Owner 3:	
Street 1:	306 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	89MORNINGSIDE LLC -
Owner 2:	-
Street 1:	42 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,232 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 2018, having primarily Clapboard Exterior and 3581 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

Dorothy

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6232.000	1,030,800		382,400	1,413,200
Total Card	0.143	1,030,800		382,400	1,413,200
Total Parcel	0.143	1,030,800		382,400	1,413,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.69 | /Parcel: 394.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 120.0-0007-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,024,300	0	6,232.	382,400	1,406,700	1,406,700	Year End Roll	12/18/2019
2019	101	FV	891,900	0	6,232.	382,400	1,274,300	1,274,300	Year End Roll	1/3/2019

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16471

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
89MORNINGSIDE L	1527-31	1	5/24/2018		1,405,000	No	No		Anders T Anderson d.o.d. 2/22/2016.
ANDERSON ANDERS	1501-109		12/16/2016	Estate/Div	595,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
10/4/2018	MEAS&NOTICE	BS	Barbara S

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6232		Sq. Ft.	Site		0	70.	0.88	4			Topo	-10					382,384						382,400	

Total AC/HA: 0.14307 | Total SF/SM: 6232 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 382,384 | Spl Credit | Total: 382,400

PRINT

Date	Time
12/11/20	06:04:06

LAST REV

Date	Time
04/09/19	14:55:33

jorourke

User Acct

419636

GIS Ref

GIS Ref

Insp Date

10/04/18

!16471!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	77570
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	30 - Vert RedWo	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		0.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.05330324
Const Adj.:	1.34986496
Adj $ / SQ:	177.727
Other Features:	117255
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1039083
Depreciation:	8313
Depreciated Total:	1030771

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:	2		HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

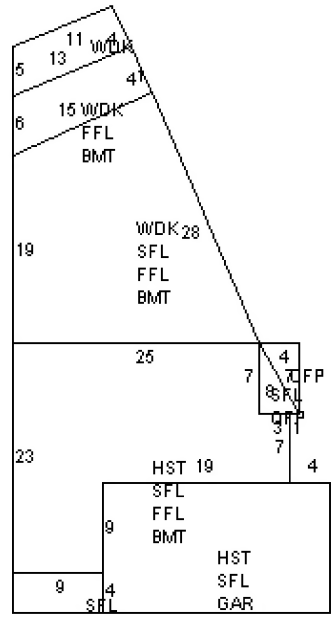
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	259.48
Special Features:	0	Val/Su Net:	229.73
Final Total:	1030800	Val/Su SzAd	395.93

SKETCH



SUB AREA

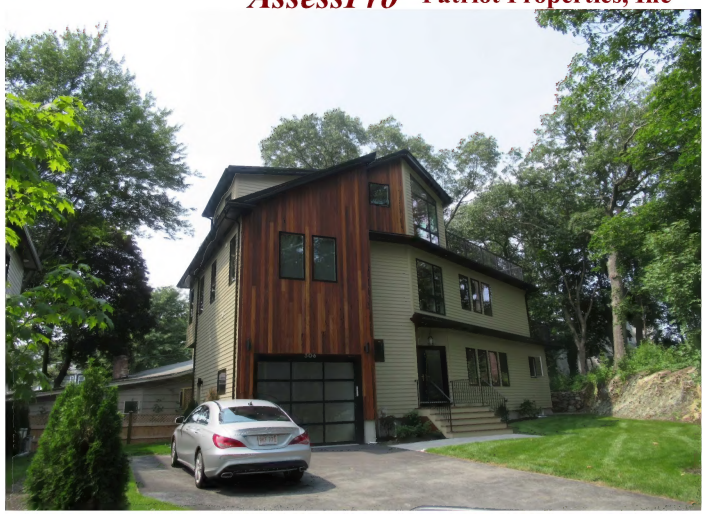
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,251	177.730	222,337
BMT	Basement	977	117.300	114,602
FFL	First Floor	977	177.730	173,639
WDK	Deck	579	10.430	6,039
HST	Half Story	376	177.730	66,737
GAR	Garage	299	31.530	9,429
OFP	Open Porch	28	59.390	1,663
	Net Sketched Area:	4,487	Total:	594,446
Size Ad	2603.5	Gross Are	4862	FinArea 3581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0007-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	